MRB Cost Benefit Calculator

Genesee County Industrial Development Agency

Date 3.27.25
Project Title Batavia Cold Storage, LLC
Project Location GV AgPark Batavia, NY

Construction Phase - Project Assumptions

Project Costs

Project Costs Enter total project costs: Value \$800,000

Local Construction Spending* % of locally sourced materials and labor In-region construction spending

75% \$598,511

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$598,511
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
Most projects will only have one line related to construction type.	- •	100%	\$598,511

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

	NAICS Lookup			
Year 1 - Enter NAICS	NAICS .	Count	Per Job Annual Earnings	Total Earnings
Other Warehousing and Storage	493190	2	\$26,000	\$52,000
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
	Total	2		\$52,000

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Other Warehousing and Storage	493190	2	\$26,000	\$52,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
	Total	2		\$52,000

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
Other Warehousing and Storage	493190	2	\$26,000	\$52,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
	Total	2		\$52,000

Fiscal Impact Assumptions

Estimated Costs of Incentives

Sales Tax Exemption	%	Value \$28,729	PILOT Term (Years)	10
Local Sales Tax Rate	4.00%	\$14,365	Escalation Factor	0%
State Sales Tax Rate	4.00%	\$14,365	Escalation Factor	070
	TO BROWN THE THE PROPERTY OF T	est excelling-spreading/ Laurender	Discount Factor	2%
Mortgage Recording Tax Exemption		\$7,200		
Local	0.50%	\$3,600		

\$3,600

Total Costs \$101,646 Includes PILOT exemption, calculated below.

0.50%

State

Year #	Year	Property Tax WITHOUT Project	Estimated PILOT	Property Tax on Full Assessment	Difference in Current vs. PILOT	Difference PILO vs Full Taxes
1	2026		\$2,191	\$10,953	\$2,191	-\$8,76
2	2027		\$2,191	\$10,953	\$2,191	-\$8,76
3	2028		\$2,191	\$10,953	\$2,191	-\$8,76
4	2029		\$3,286	\$10,953	\$3,286	-\$7,66
5	2030		\$3,286	\$10,953	\$3,286	-\$7,66
6	2031		\$3,286	\$10,953	\$3,286	-\$7,66
7	2032		\$5,476	\$10,953	\$5,476	-\$5,47
8	2033		\$5,476	\$10,953	\$5,476	-\$5,47
9	2034		\$7,667	\$10,953	\$7,667	-\$3,28
10	2035		\$8,762	\$10,953	\$8,762	-\$2,19
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- - To		\$0	\$43,811	\$109,528	\$43,811	-\$65,71

		Other Local Municipal	Other Payments to
Year #	Year	Revenue	Private Individuals
1	2026	\$988	1
2	2027	\$988	
3	2028	\$988	
4	2029	\$988	
5	2030	\$988	
6	2031	\$988	
7	2032	\$988	
8	2033	\$988	
9	2034	\$988	
10	2035	\$988	
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Does the IDA believe the project can be accomplished in a timely fashion?

Yes V

Genesee County Industrial Development Agency MRB Cost Benefit Calculator

Date

3.27.25

Project Title Project Location Batavia Cold Storage, LLC GV AgPark Batavia, NY



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT Project Total Investment

\$800,000

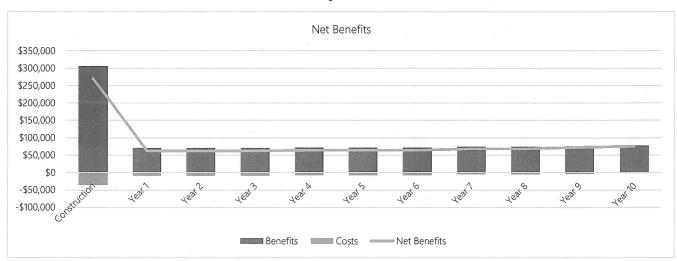
Temporary (Construction)

	Direct	Indirect	Total
Jobs	3	1	4
Earnings	\$247,506	\$41,531	\$289,038
Local Spend	\$598,511	\$149,039	\$747,550

Ongoing (Operations)
Aggregate over life of the PILOT

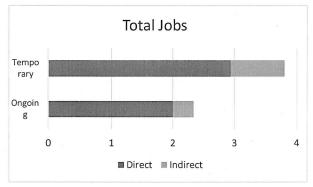
	Direct	Indirect	Total
Jobs	2	0	2
Earnings	\$520,000	\$120,819	\$640,819

Figure 1



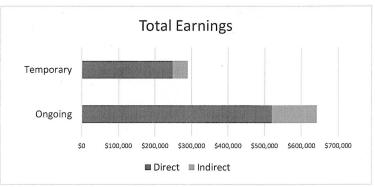
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2



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Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts



Estimated Costs of Exemption	OHS
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	Nominal Value	Discounted Value*
Property Tax Exemption	\$65,717	\$60,093
Sales Tax Exemption	\$28,729	\$28,729
Local Sales Tax Exemption	<i>\$14,365</i>	\$14,365
State Sales Tax Exemption	<i>\$14,365</i>	\$14,365
Mortgage Recording Tax Exemption	\$7,200	\$7,200
Local Mortgage Recording Tax Exemption	\$3,600	\$3,600
State Mortgage Recording Tax Exemption	\$3,600	\$3,600
Total Costs	\$101,646	\$96,022

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$990,061	\$917,882 🗸
To Private Individuals	<u>\$929,856</u>	\$864,659 V
Temporary Payroll	\$289,038	\$289,038
Ongoing Payroll	\$640,819	\$575,621
Other Payments to Private Individuals	\$0	\$0
To the Public	<u>\$60,204</u>	\$53,223 V
Increase in Property Tax Revenue	\$43,811	\$38,292
Temporary Jobs - Sales Tax Revenue	\$2,023	\$2,023
Ongoing Jobs - Sales Tax Revenue	\$4,486	\$4,029
Other Local Municipal Revenue	\$9,884	\$8,879
State Benefits	\$48,353	\$44,962
To the Public	<u>\$48,353</u>	<u>\$44,962</u>
Temporary Income Tax Revenue	\$13,007	\$13,007
Ongoing Income Tax Revenue	\$28,837	\$ <i>25,903</i>
Temporary Jobs - Sales Tax Revenue	\$2,023	\$2,023
Ongoing Jobs - Sales Tax Revenue	\$4,486	\$4,029
Total Benefits to State & Region	\$1,038,413	\$962,844

Benefit to Cost Ratio

		Benefit*	Cost*	Ratio
	Local	\$917,882	\$78,057	12:1
State	State	\$44,962	\$17,965	3:1
Grand Total		\$962,844	\$96,022	10:1
*Discounted at 2%				

Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion?

Yes

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